

April 15, 2014
5:30 PM

The City Council of the City of Inverness met on the above date in Regular Session at 212 W. Main Street with the following members present:

President Hinkle
Vice President Hepfer
Councilwoman Bega
Councilman McBride
Councilman Ryan
Mayor Plaisted

Also present were City Manager DiGiovanni, City Attorney Haag, CM in Training Williams, Development Services Director Malm, and City Clerk Davis.

The Invocation was given by Mayor Plaisted and the Pledge of Allegiance was led by the City Council.

ACCEPTANCE OF AGENDA

Councilwoman Hepfer motioned to accept the Agenda as presented, moving Mayor's Achievement Award to follow the Consent Agenda. Seconded by Councilman McBride. The motioned carried.

PUBLIC HEARINGS

4)a) Comp Plan Amendment – Land-use & Zoning Adoption – Flowers Bakery – Ordinance (1st Reading).

Councilwoman Bega motioned to have the clerk read Ordinance 2014-701 by title only. Seconded by Councilwoman Hepfer. The motion carried.

ORDINANCE NO. 2014 - 701

AN ORDINANCE AMENDING THE CITY OF INVERNESS, FLORIDA COMPREHENSIVE PLAN ORDINANCE 89-401 OF THE INVERNESS CODE OF ORDINANCES FOR A SMALL SCALE COMPREHENSIVE PLAN AMENDMENT BY REVISING THE GENERALIZED FUTURE LAND USE MAP ON APPROXIMATELY 0.50 ACRES FROM LOW DENSITY RESIDENTIAL TO COMMERCIAL PROPERTY AS FURTHER DESCRIBED HEREIN BELOW; PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR SEVERIBILITY; PROVIDING FOR INCLUSION IN THE COMPREHENSIVE PLAN AND PROVIDING FOR AN EFFECTIVE DATE.

City Manager DiGiovanni advised the Flowers Bakery located off Highway 44 had made application with Dept. of Community Development to amend the City's Comprehensive Plan Land Use Map to expand their facility. The enclosed site plan shows the

assemblage and development of lands being considered and noted the rear of the property is being proposed to support a DRA needed for the expansion, and will remain as Residential 1 Land Use District under this request. This application went before the Planning and Zoning Board on April 2nd, and they unanimously approved the zoning change and recommendation that City Council consider approving the Comprehensive Plan Amendment. This meeting we will conduct the first reading of the Ordinance, and conduct a public hearing regarding the business that fronts Hwy 44 W, and involves properties behind the business that may be part of a residential community. We want to be supportive and maintain the integrity of the residential designation as well as supporting the commercial environment along Hwy 44 W.

The Public Hearing was opened

Spoke for: Avis Craig, Certified Planner, presenting property owner Troy Cooper, provided a brief explanation regarding this issue. The owner acquired all adjoining property to be able to do this change and wishes to protect the residential area behind. All improvements take place within the currently designated commercial land use. There is a companion land change to go along with this to finalize adjusting the Land Development Code for consistency.

Against the issue. – None

The Public Hearing was closed.

Councilwoman Bega questioned if the Comprehensive Plan Amendment will change other areas around it or will it be by individual properties.

City Manager stated in the interest of all concerned, we need to deal with what is before Council and we can expand to other issues in the future. Each occurrence has been handled individually up to this point.

Councilwoman Hepfer and Councilman Ryan agree with staff recommendation.

Councilman McBride motioned to approve Ordinance 2014-701 on the first reading. Seconded by Councilwoman Hepfer. Roll call vote was as follows:, Councilman Ryan, yes; Councilwoman Bega, yes; Councilman McBride, yes; Councilwoman Hepfer, yes; President Hinkle, yes. The motion carried.

Avis Craig approached Council asking if there should be a motion regarding the zone change and it was determined that the item was not on the agenda, therefore it will be addressed at an upcoming City Council meeting.

CITY ATTORNEY REPORT

None

SCHEDULED APPEARANCES

None

OPEN PUBLIC MEETING

None

CONSENT AGENDA

Councilwoman Hepfer motioned to accept the Consent Agenda. Seconded by Councilman Ryan. The motion carried.

- a) Bill Listing*
 - Recommendation – Approval
- b) Council Minutes – 04/01/14*
 - Recommendation – Approval
- c) Arbor Day Proclamation*
 - Recommendation – Approval
- d) Child Abuse Prevention – Proclamation
 - Recommendation – Approval

MAYOR'S LOCAL ACHIEVEMENT AWARDS

Mayor Plaisted presented a Proclamation for “Child Abuse Prevention Month”, to Richard Patterson, CPI with the Department of Children and Family Services. Richard Patterson thanked the City for their support with this issue, and complimented the City on the occupancy of their agency in our building.

CITY MANAGER'S REPORT

10)a) ICRA Finding of Necessity(FON) – City Manager DiGiovanni first displayed an over head map of the Community Redevelopment Agency (CRA) district regarding the Tax Increment Financing (TIF) mechanism, and the steps to renew the existing TIF district via the CRA. The map outlined the potential district expansion. He advised that this was addressed at a City Council meeting in February, 2014 with regard to a potential extension, expansion, and plan update for the Inverness Community Redevelopment Agency (ICRA) established in 1991. The first step is to establish that the statutory measure of need is met within the current and proposed expansion areas. The city engaged the firm, Real Estate Research Company (GAI) to perform the scope of work resulting in the Find of Necessity (FON) document, which established the need to extend, expand, and update the ICRA plan in four critical areas: **I.** Predominance of defective or inadequate street layout, parking facilities, roadways, bridges, or public transportation facilities (“blight”) (Section 163.340(8)a, F.S.); **II.** Aggregate assessed values of real property in the area for ad valorem tax purposes failed to show any appreciable increase over the 5 years prior to the finding of such conditions (“blight”) (Section 163.340(8)b, F.S.); **III.** Deterioration of the site or other improvement (“blight”) (Section 163.340(8) a, F.S.); **IV.** Unsanitary or Unsafe Conditions (“blight”) (Section 163.340(8)d, F.S.)

It was noted that the proposed expansion captivates a sum of \$115 million dollars in taxable value across 562 parcels as a potential base year for the Tax Increment Finance, compared to the original CRA plan in 1991, that included \$4.9 million with 37 parcels.

The FON under consideration, by adoption of a Resolution, sets in motion the development of an updated plan that focuses on the proposed expanded area. If approved, comments by the public will subsequently lead to adoption, with ICRA providing recommendation and plan approval or consideration by City Council at a regularly scheduled public meeting in May. This is about keeping the City of Inverness very much in play for the future economic growth pattern and development of Citrus County. The need to allow staff to work with ICRA, ICRA to work with staff and both to work with the consultant, then come back to Council with real numbers, real actuals and real dynamics. This is a large area and includes a number of things we have discussed, but not everything. The CRA needs to look at where you see your future growth potentials and identifiable need. City Manager spoke highly of Tom Kohler, of GIA and his experience in Orlando.

Councilwoman Hepfer stated if we get the ball rolling the private sector will move forward. This is a chance to put move forward.

Councilwoman Hepfer motioned to have City Clerk Davis read Resolution # 2014-18 by title only. Seconded by Councilman Ryan. The motion carried.

RESOLUTION NO. 2014- 18

A RESOLUTION ACCEPTING THE FINDINGS OF NECESSITY FOR THE INVERNESS COMMUNITY REDEVELOPMENT AGENCY AND AUTHORIZES A CRA PLAN UPDATE TO INCLUDE AN EXPANSION OF THE CURRENT BOUNDARIES.

Councilwoman Bega commented this is a need that has been a long time coming and still need boundaries defined.

Councilman Ryan stated anytime we can take a proactive and leadership roll to get businesses to invest in Inverness is a good thing.

City Manager DiGiovanni spoke to the Tax Increment Financing district and this involves a number of elements discussed at this dais. He explained the Tax Increment Financing process and how this will take more money from the general fund, along with more money from other sources and putting it into the district.

Councilman McBride stated he doesn't think anyone is in favor of blight. He questioned how we illuminate the areas that have been identified as blight. City Manager spoke of the process and possible outcome and how this will take time.

Mayor Plaisted questioned that in grand vision are we trying to get the whole section to the West to bring it into the downtown, and on the East side that incorporates the vision for the City of the future, and how is it past Whispering Pines Park towards the Northwest.

City Manager DiGiovanni explained places of demarcation. He spoke of how the planning approach will create districts and that will develop a set of standards, with separations. They will work together to create the one city effect. He spoke to the Park as compatible with various communities. The Park has its own rite of tourism. He stated this is not a fast process, but a 20-30 year effort.

Councilwoman Hepfer motioned to adopt Resolution 2014-18 by roll call vote. Seconded by Councilman McBride. Roll call vote was as follows: Councilman Ryan, yes; Councilwoman Bega, yes; Councilman McBride, yes; Councilwoman Hepfer, yes; President Hinkle, yes. The motion carried.

10)b) Boat Launch – Bid Rejection was addressed. City Manager DiGiovanni advised that the City recently went out for bid for the Boat/Kayak Launch and Dock. While the majority of the project was to be funded by grants from the Florida Boater Improvement Program (FBIP), with a portion of the funding being in the CIP, unfortunately we were not able to secure grant funds in time to make an award for the RFP. The RFP's were received and review, but without appropriate funding (Grants) in place, the project will not be accomplished in this fiscal year, and have applied for the grant for next year. Therefore, bid submittals under the RFP will be rejected at this time.

Councilwoman Bega motioned to reject all responses to the RFP 01-14-CD for the boat/kayak launch and dock project. Seconded by Councilwoman Hepfer. The motion carried.

10)c) ICRA Board Application – Cindy DeVries – City Manager DiGiovanni advised the Cindy DeVries is a business owner in the downtown, who meets all requirements to be considered for appointment to the Inverness Community Redevelopment Agency Board (ICRA).

Councilwoman Hepfer motion to appoint Cindy DeVries to the ICRA Board. Seconded by Councilman Ryan . The motion carried unanimously.

10)d) Florida Water Environment Association Award was addressed. City Manager DiGiovanni advised that in 1992, the Florida Water Environment Association (FWEA) established the David W. York Water Reuse Awards to recognize outstanding water reuse project in Florida. We have a public private partnership with Woodard and Curran who manages our utility system, and the Reclaimed Water Program (RCW), through the Waste Water Treatment Plant implementation, has been a great success. Woodard and Curran acted to apply for consideration and worthiness to receive this award. The the city was recognized by the FWEA for its commitment to water quality and sustainable growth through its reuse program, and on April 8th, 2014, the City of Inverness received the David W. York award at the FWEA annual conference. This award would not come to the community without the commitment by the City to partner with Woodard and Curran to get the job done. Glen from Woodard Curran stated how proud they are to be a partner with the City. No action necessary.

10) e) City Fire Services & Workshop Schedule (verbal) was addressed by City Manager DiGiovanni, stating that we are tentatively looking at May 9th at 5:30pm for a workshop on Fire Services and this will be a great opportunity for questions and answers, a better position of understanding and moving forward through the budget process.

10)f) Storm Water Management (verbal) was addressed, noting that detailed levels of maintenance will proceed on Hill Street & Park Street by Raintree Apartments, with a

number of structures reclaimed in the work. When complete the road will be much more stable and manage drainage better.

10)g) City Façade/City Grant Preparation – Standard (verbal) was addressed stating that ICRA manages this with City staff and that we are looking to improve the standards of the program regarding the responsibilities of the businesses awarded, to clarify criteria that will help people understand what they need to do and maintain things.

City Manager DiGiovanni additionally reported on the following:

- After applying for the Valarie Theatre Grant, the rating changed and we were rated against criteria not part of the grant. It appears to be tipping to larger communities that could match funds of state monies. We went after this grant because there was no corporate match. We are looking at appropriation at the state level, but wanted Council to know there was another hurdle.
- Fire Services workshop has been addressed for May 8.
- Property Swap was to enable the county to position itself to create a road infrastructure for the future business park. There has been positive action and should finish up over a 30 day period. This will put us in a better position moving forward, and the relocation of AmeriGas storage in the area.
- Taste of Inverness is the latest WOW factor and noted how it began. The recent changes in venue and music contributed to the event being sold out, which was a first. He spoke to the meaning of “sold out” and the need to exercise Character Traits when people want to attend these events.
- This Friday will be Friday Night Thunder with Doo Wop music downtown.
- April 19th will be the City’s Earth Day Program, Farmer Market, Haz Mat Collection for City residents, and Cinema & Kids Day in WPP. The weather could cause cancellation for some of the events.

COUNCIL/MAYOR SUBJECTS

Councilman McBride spoke to the Taste of Inverness and the City to City Bike Ride. Appreciate the Water Award as this is an issue that is so necessary with an expanding population and a good thing that everyone can embrace. Appreciate we will be able to make the land swap.

Mayor Plaisted thanked Woodard and Curran for the award and recognized Paul Adams. Kudos go out to Taste of Inverness and spoke of ticket sales. He stated there is no idle time with the city employees and each event that takes place in the City gets better. He spoke of the upcoming Flag Day with music after the ceremony.

Councilwoman Bega complimented the Taste of Inverness, and thanked Woodard & Curran.

Councilwoman Hepfer stated the Taste was awesome and thanked Woodard & Curran. Spoke to the expansion and spoke about leaving this place better.

Councilman Ryan agreed Taste of Inverness was great. He noted the recent Budget meeting, and the workshop for the iPad and training. Chronicle published nice comment from Sunny Cooter on St. Patrick's Day. Congratulated Woodard and Curran and stated how the City of Inverness is recognized outside the boundaries of our county. This is a very progressive council and acts in the best interest of the City.

Council President Hinkle spoke of positive comments from last meeting on the Welcome Home Vietnam Vets and the parade on May 5th next year. Read letter from Citrus Memorial regarding an invitation to a 100th Birthday Party of a long-time volunteer in September 2014. He spoke of the upcoming events and the nice fun.

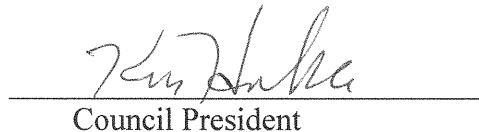
They each wished everyone a Happy Easter.

CITIZENS NOT ON AGENDA

Gene Davis, citizen and long-time property owner complimented the Council and City for working together and moving forward.

Meeting adjourned at 6:55pm.


City Clerk


Council President